

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

160 Station Street Aspendale VIC 3195

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

\*House

X

\*Unit

Suburb

Aspendale

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 164 Station Street Aspendale VIC 3195 | \$990,000   | 12-Nov-18 |
| 11 First Avenue Aspendale VIC 3195    | \$1,100,000 | 27-Jul-18 |
| 48 Glen Street Aspendale VIC 3195     | \$1,205,000 | 13-Oct-18 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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**164 Station Street Aspendale VIC 3195**

Sold Price

**\$990,000**

Sold Date

**12-Nov-18**

 3  1  2

Distance

**0.07km**



**11 First Avenue Aspendale VIC 3195**

Sold Price

**\$1,100,000**

Sold Date

**27-Jul-18**

 3  1  1

Distance

**0.1km**



**48 Glen Street Aspendale VIC 3195**

Sold Price

**\$1,205,000**

Sold Date

**13-Oct-18**

 4  2  2

Distance

**0.92km**

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